

Maryland Historical Trust
State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. B-4415

Magi No.

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic 406-410 West Franklin Street

and/or common Franklin Center Apartments

2. Location

street & number 410 W. Franklin Street ☐ not for publication

city, town Baltimore ☐ vicinity of congressional district Seventh

state Maryland county Baltimore

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Accessible Housing Assoc./Wallace H. Campbell

street & number 1701 Meridene Drive

city, town Baltimore telephone no.: MD 21239

state and zip code

5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Courthouse 4019

street & number 100 N. Calvert Street, Room 610 24

city, town Baltimore state MD

6. Representation in Existing Historical Surveys

title

date ☐ federal ☐ state ☐ county ☐ local

pository for survey records

city, town state

7. Description

Survey No. B-4413

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Resource Count: 1

This circa 1880 building faces south on West Franklin Street and abuts a partywall structure to the west and an alley inlet to the east. The current apartment building is now associated with the neighboring building at 412 West Franklin, but the two buildings were built at different periods and hence will be given separate inventory numbers. The four-story, four-bay building has a pressed and molded brick facade typical of the late nineteenth century.

The first story is divided into two large bays by brick piers. The piers are accented by rows of recessed brick that create a stacked block look to the piers. The piers support a recessed entablature that is embellished with terra cotta rondels. The first two bays contain a modern recessed entrance. The doors are in the first bay and the second bay is a recessed brick wall. The modern glass doors have a wide sidelight to the east and a fixed transom above. A slightly recessed tripartite window stretches across the third and fourth bays. The narrow central pane with transom is flanked by a two windows on either side sharing a single transom. The stone sills are angled. A cast iron cornice runs above the first story. It is inset between the brick piers. The projecting cornice has a dentil course and triangular fluted brackets. Stone work embellishes the piers at the level with the cornice.

The second, third, and fourth stories are recessed behind the brick piers that flank the building's edges. The windows are further recessed in brick window surrounds.

The second story has four paired modern casement windows with fixed panel transoms that abut the brownstone sills and lintels. The sills and lintels have bracket edges where they abut each other. Brick piers with molded brick bullnose corners divide the bays. A dentil stringcourse runs above the second story. The piers have molded terra cotta tiles set into bands of molded brick on level with the second-story sills.

The third story has identical fenestration as the second, but the windows are shorter and the lintel is a replacement piece without the bracketed edges.

The fourth story has pairs of single pane casements. The sills are the same as on the third story. The brick piers that divide the bays are not bullnosed. The piers have molded terra cotta tiles enframed by molded brick borders. The piers are further embellished by two vertical bands of recessed brick. The piers then return to their unembellished rise up to the roof parapet.

B-4413
406-410 West Franklin Street
Baltimore, MD
Section 7 Description
7.1

The parapet wall is a geometric arrangement of bands of stone and corbelled brick laid in vertical and horizontal stretchers punctuated with corbelled headers.

The back (north) wall is four bays and three stories high. The windows have two-brick soldier courses, except for the fourth story which has a row of single panes windows with unembellished lintels. The interior of the lobby is remodelled with wallboard and acoustic tile ceiling.

A late 20th-century addition is attached to the east side of the building. It is brick, four stories and three bays. It is set back from the main building by a recessed first bay and then jogs back out the plane of the sidewalk for the last two bays.

8. Significance

Survey No. B-4413

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/humanitarian
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates	Builder/Architect	unknown
check: Applicable Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D		
and/or		
Applicable Exception: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G		
Level of Significance: <input type="checkbox"/> national <input type="checkbox"/> state <input checked="" type="checkbox"/> local		

Prepare both a summary paragraph of significance and a general statement of history and support.

This building is a good example of a late nineteenth-century commercial block. The facade is embellished with textured bricks and tiles and the variety of brownstone and brick colors add a touch of subdued polychromy, all of which were part of the design aesthetic at the time. Each of the four stories is treated a little bit differently from the other to increase the variety within the facade.

This four-story building was in a mixed neighborhood. At the time it was built, part of the street was dominated by early- to mid-nineteenth century houses of two to three stories with gable roofs. Architectural historian Richard Longstreth writes that "the gradual abandonment of the shop-house as the dominant form of commercial architecture was due to the ever-increasing demands for trade and professional services along with a corresponding increase in land values, all of which fostered the design of buildings used entirely for commercial purposes."¹ In this case, the new solution was a vertical block with stone details and flat cornice; the contrast in scale, materials, and proportion is distinct from the earlier houses on the street. It could have been used either as office or as aptmnt space. Either way, the building type attests to the mixed commercial and residential character of the neighborhood at the mid-century mark.

¹ Longstreth, The Buildings of Main Street, pp. 24,29.

9. Major Bibliographical References

Survey No. B-4413

Richard Longstreth, The Buildings of Main Street (Washington: Preservation Press, 1987).

10. Geographical Data

Acreage of nominated property _____

Quadrangle name Baltimore East Quad

Quadrangle scale _____

UTM References do NOT complete UTM references

A

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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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E

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F

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G

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H

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Verbal boundary description and justification _____

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Diane Shaw, Architectural Historian

organization CHAP, Room 1037

date December 22, 1991

street & number 417 E. Fayette Street

telephone 301-396-4866

city or town Baltimore

state MD

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
301-514-7600

COMPREHENSIVE PLAN DATA

HISTORIC CONTEXT:

Geographic Organization:
Piedmont

Chronological/Developmental Period:
Industrial/Urban Dominance, 1870-1930

Historic Period Themes:
Architecture
Economics

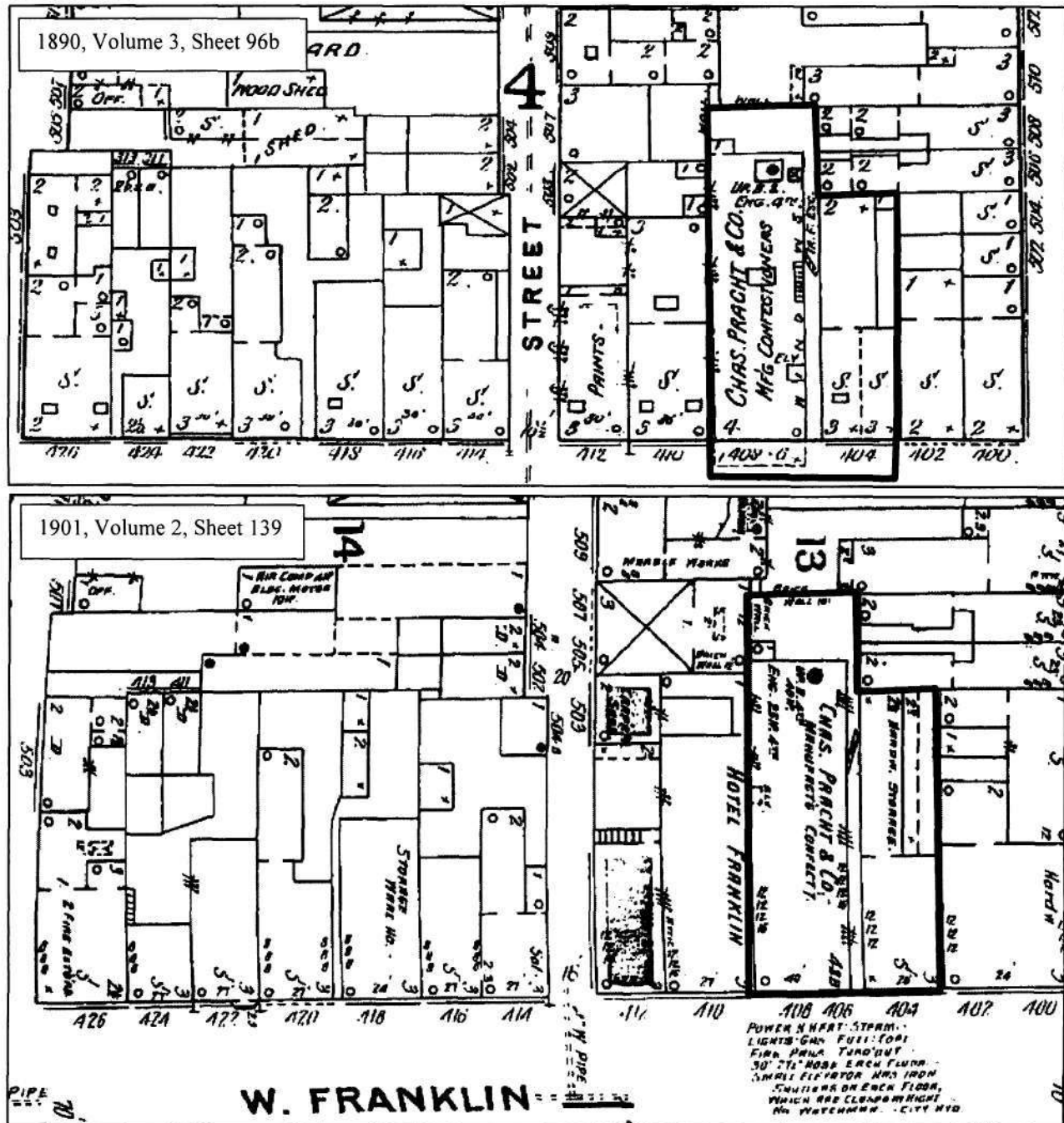
Resource Type:
Building

Historic Environment:
Urban

Historic Function and Use:
Commercial

Known Design Source:
None

B-4413
 Franklin Center Apartments (Chas. Pracht & Co. Candy Factory)
 404-408 W. Franklin Street
 Sanborn Maps

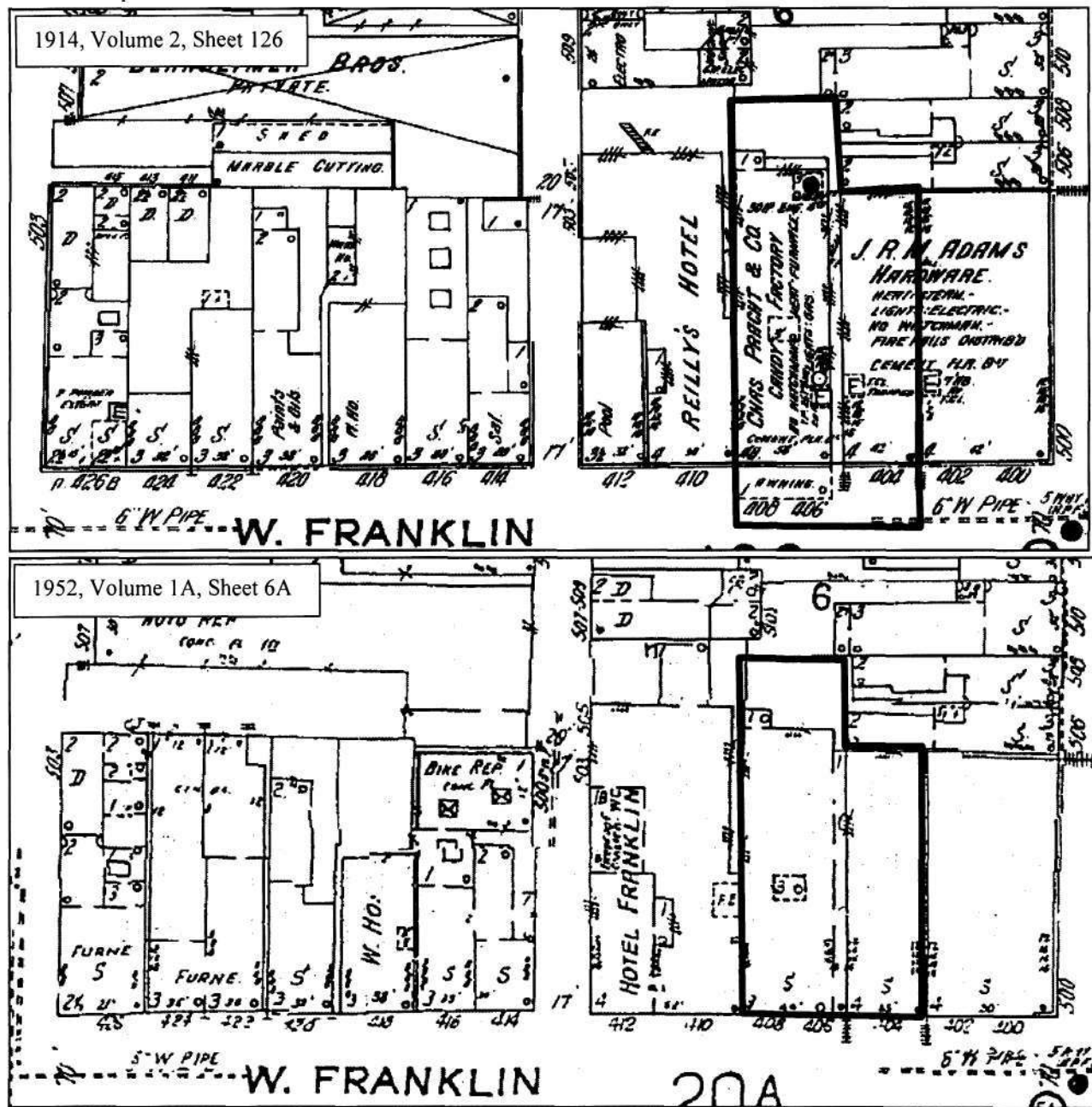


B-4413

Franklin Center Apartments (Charles Pracht & Co. Candy Factory)

404-408 W. Franklin Street

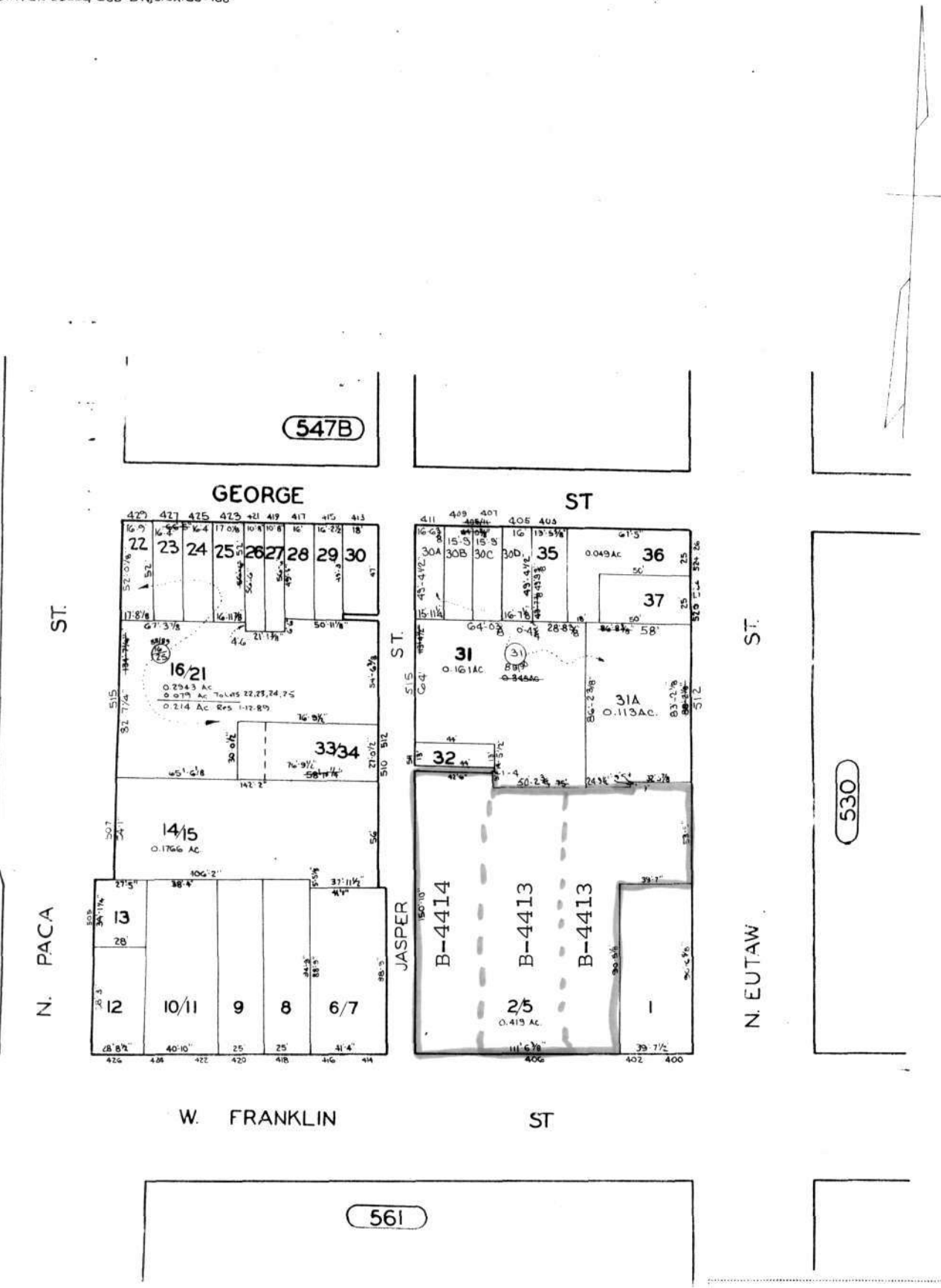
Sanborn Maps



REVISIONS

B-4413

BLOCK REVISED
 LOTS 14/15 THRU 25, 31 THRU 34, 36, & 38 THRU 53 AS SH. CHANGED (LOTS CONSD PER D.P. C.S.H. 86-382-384
 LOT 16/25 DIV. PER D.P. & DEED CH. 54 89-318
 LOTS 30A-31A PER DEED & SUB-DIV. C.S.H. 90-188

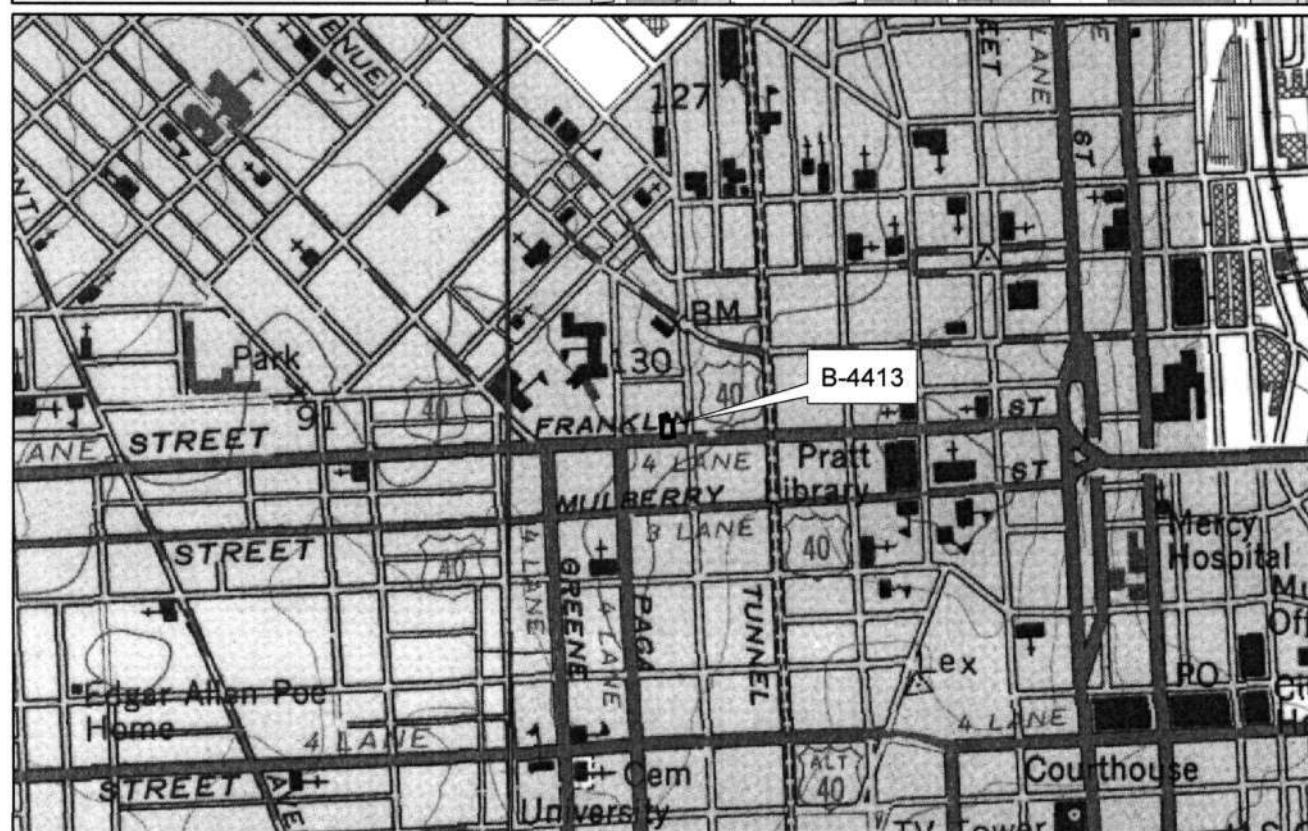
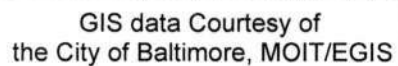


D BY: PIERRE FORD
 RED BY: PIERRE M FORD
 ED BY:

NOTICE
 THIS IS A REAL PROPERTY PLAT AS PROVIDED
 FOR UNDER ARTICLE 76(d) OF THE CITY CHARTER
 IT IS COMPILED FROM TITLE AND OTHER
 SOURCES AND IS NOT AN AUTHENTIC SURVEY.

CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS
 PROPERTY LOCATION DIVISION
 WARD 17 SECTION 8
 BLOCK 547-A
 SCALE 1"=50'-0" DATE MAY 1984

Franklin Center Apartments (Charles Pracht & Co. Candy Factory)
410 W. Franklin Street
Block 0547A Lot 002
Baltimore City
Baltimore East Quad





B-4413

410A W. Franklin St

Baltimore MD

Diane Shaw

8/91

Maryland SHPO

Facade (2 part), south elevation

1/1